



U.S. Department
of Veterans Affairs

Fact Sheet

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Veterans Access, Choice, and Accountability Act of 2014 Section 601 & 602: Major Facility Leases

On August 7, 2014, President Obama signed into law the Veterans Access, Choice and Accountability Act of 2014 (Public Law 113-146) ("Choice Act"). Technical revisions to the Choice Act were made on September 26, 2014, when the President signed into law the Department of Veterans Affairs Expiring Authorities Act of 2014 (Public Law 113-175). Department of Veterans Affairs' (VA) goal continues to be to provide timely, high-quality health care for Veterans. VA's focus and priority is on timely and effective implementation of this highly complex piece of legislation.

Background

In order to ensure VA's ability to deliver high-quality health care to Veterans, Title V, Sections 601 and 602 of the Choice Act authorizes VA to procure twenty seven new Major Facility Leases nationwide. VA's leasing program provides flexibility to meet shifts in demographics, and the changing service needs of our Veterans. With these new leases, VA can continue delivering state-of-the-art facilities to improve and expand access to health care. VA is committed to delivering quality care facilities, and will continue working with our partners, to ensure the timely delivery of these facilities for Veterans and their families.

Locations

VA's Office of Acquisition, Logistics and Construction is conducting the procurements and overseeing construction of the twenty-seven major facility leases, in coordination with and on behalf of the Veterans Health Administration (VHA). The twenty seven Major Facility Leases will be in eighteen states and Puerto Rico. Three leases will be located in: Arizona, California, Connecticut, Florida, Georgia, Hawaii, Illinois, Kansas, Louisiana, Massachusetts, Missouri, Nebraska, New Jersey, New Mexico, Oklahoma, Puerto Rico, South Carolina, Tennessee, and Texas.

Timeline

VA has begun work on Phase One of the lease projects, the remainder of the projects will follow in three subsequent phases. Each of the 27 leased facilities is expected to begin seeing patients approximately five years from "project start" (i.e., the date that VA Real Property Service receives a completed requirements package from VHA, and the internal and congressional approvals necessary to procure the lease). Recent changes in VA's leasing process now require VA to submit all proposed medical facility leases, regardless of size and scope, to the U.S. General Services Administration (GSA) for delegation to VA. These changes may extend the typical leasing timelines, but VA is

committed to working with GSA, to ensure these facilities are completed for Veterans and their families.

Facility Details

The table below provides the location, type, size and proposed phases for the twenty seven major medical facilities authorized in the Choice Act.

Phase	Location	New or Replacement	Size (nusr)
Interim	Lafayette, LA	Replacement	29,224
	Lake Charles, LA	New	24,088
Phase 1	Cape Girardeau, MO	New	43,000
	Chico, CA	Replacement	42,000
	Chula Vista, CA	Replacement	31,000
	Johnson County, KS	New	22,910
	Tyler, TX	Replacement	48,425
	West Haven, CT	Replacement	45,000
	Worcester, MA	Replacement	40,000
Phase 2	Brick, NJ	Replacement	60,000
	Charleston, SC	New	75,000
	Chattanooga, TN	Replacement	75,000
	Cobb County, GA	New	64,000
	Lincoln, NE	New	72,000
	Lubbock, TX	Replacement	94,000
	Myrtle Beach, SC	Replacement	84,000
	Redding, CA	Replacement	77,000
	San Diego, CA	Replacement	99,986
Phase 3	Albuquerque, NM	Replacement	88,000
	Hines, IL	New	164,000
	Houston, TX	Replacement	48,000
	San Antonio, TX	Replacement	190,800
	Phoenix, AZ	New	203,000
Phase	Honolulu, HI	New	118,823
	New Port Richey, FL	Replacement	114,000
	Ponce, PR	Replacement	114,300
	Tulsa, OK	Replacement	140,000

VA's Real Property Service (RPS) is responsible for procuring "medical facility" leases for VA. This includes "prospective level" leases having an annual unserved rent exceeding \$1M/year. VA leases are procured for terms of up to 20 years, in accordance with 38 U.S.C. § 8103-8104, and the lease delegation process of the GSA, per 40 U.S.C. §§ 121(d) and 585(a).

VA's procurement process for prospectus level leases generally follows a five-year timeline, from project start until doors are open to the public. The procedures that RPS utilizes during the procurement process help ensure that the leases are acquired legally and that facilities are constructed soundly, and meet the applicable accessibility, safety, and security requirements.

RPS complies with the GSA Regulation, Competition in Contracting Act, and GSA's lease delegation requirements, which generally require that leased facilities be procured through full and open competition. VA's leasing process involves preparation of design and requirements documents, issuance of a competitive solicitation, receipt of offers, and a proposal evaluation process. The procurement process typically takes an average of 26-29 months for completion.

After a lease is awarded to the successful party, the developer is required to deliver the leased space to VA per the terms of the lease contract. If new construction is involved, the process typically includes a post-award design phase, and typically takes approximately 20-32 months, depending on the size of the facility.

Once VA accepts the leased facility for occupancy and use, it undergoes an activation phase. That involves hiring and designating appropriate staff, moving in furniture, fixtures, and equipment, and general set up. This process typically takes approximately 6 months.

In total, VA's process for prospectus-level leases is approximately 52-66 months, i.e., 5 years overall. The steps involved are similar to other Federal agencies and the private sector.